
S-3375
HICKORY RIDGE SUBDIVISION
Authorization to File Belated Primary Approval Extension
Request

STAFF REPORT
April 12, 2012

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REQUEST MADE, PROPOSED USE, LOCATION:

The developer, South18th LLC (represented by Vester and Associates), is seeking authorization to file a belated request for extension of the primary approval granted September 17, 2003 (now expired). The preliminary plat includes 180 single-family lots (plus 3 outlots) on 73.27 acres and is located on the west side of Concord Road (CR 250 E) at Mondavi Boulevard, in Wea 15 (SW) and 16 (SE) 22-4.

STAFF COMMENTS

Prior to expiring in September 2008, construction plans for the entire project were approved in May 2004. In November that year, the final plat for Phase 1 was recorded with 66 lots. The city sanitary sewer and water, drainage, and streets were installed and have been accepted for maintenance in this first phase only. A sidewalk performance bond remains active in the Phase 1 final plat file for the few unoccupied lots.

Staff does not believe there have been any changes in zoning restrictions or subdivision regulations since September 17, 2003 that would warrant revisions to the original conditional primary approval.

STAFF RECOMMENDATION:

Approval to authorize the filing of the belated extension request.

If authorized, the developer will file the belated request to be placed on the May 2nd Executive Committee meeting agenda.